

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – August 25, 2006**  
**DPLU Hearing Room, 9:00 a.m.**

**The meeting convened at 9:01 a.m., recessed at 9:56 a.m., reconvened at 10:20 a.m. and adjourned at 11:55 a.m.**

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods

**Commissioners Absent:** None

**Advisors Present:** Anzures, Taylor (OCC); Shick (DPW)

**Staff Present:** Pryor, Farace, Gowens, Loy, McCaffery, Muto, Ramaiya, Stocks, Turner, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of July 14 and July 28, 2006**

**Action:** Riess – Brooks

Approve the Minutes of July 14 and July 28, 2006

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 0 - None

**C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

There were no speakers.

**D. Formation of Consent Calendar:** Items 3, 6, 7 and 8

**SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>,  
P85-064W<sup>4</sup>, TM 5239RPL<sup>4</sup>, AD 01-001,  
S01-077 and SPA 03-006, Agenda Item 1:**

- 1. HCC Investors, Estates Seven LLC, Lennar Bridges LLC, The Bridges Unit 6/SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, The Bridges Unit 7/TM 5239RPL<sup>4</sup>, AD 01-001, S01-077, and Santa Fe Creek/SPA 03-006, San Dieguito Community Plan Area (continued from June 2, 2006)**

**This request is a proposal to:**

- (1) Amend the Canyon Creek (The Bridges) Specific Plan to change an approximately 9.2-acre area currently designated for open space into a residential use (five estate units), and to allow the extension of Calle Ponte Bella Road, which is needed to provide access to Unit 7. Other implementing permits include a Tentative Map to subdivide the new residential area into five lots ranging in size from one to 1.81 acres; two Major Use Permit Modifications to accommodate the new residential development and expansion of The Bridges Golf Course driving range. This Tentative Map will also vacate an open space easement;**
- (2) Subdivide 83.5 acres into 29 residential lots (Unit 7). This component of the proposal involves a Vesting Tentative Map, Administrative Permit for Lot Area Averaging and a Vesting Site Plan; and**
- (3) Amend the Santa Fe Creek Specific Plan to allow recreational open space on the rear half of Lots 1-5 (which are located along the west boundary of the Specific Plan), in order to accommodate the program to expand The Bridges Golf Course driving range.**

**The project as a whole is subject to the (17) Estate Residential, (24) Impact Sensitive and (21) Specific Plan Area Land Use Designations of the San Dieguito Community Plan, and the RR.5, A70 and S88 Use Regulations. The Bridges Specific Plan is located north of the intersection of Aliso Canyon Road and Avenida de Duque. Unit 6 is located in the northwesterly corner of the Specific Plan at the current terminus of Calle Ponte Bella. Unit 7 is located east of and adjacent to Unit 6. The Santa Fe Creek Specific Plan is located north of the northerly terminus of Via de las Flores.**

**SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>,  
P85-064W<sup>4</sup>, TM 5239RPL<sup>4</sup>, AD 01-001,  
S01-077 and SPA 03-006, Agenda Item 1:**

**Staff Presentation:** Stocks

**Proponent:** 1; **Opponents:** 3

**Discussion:**

The applicant has requested that the Planning Commission postpone consideration of this Item to allow further review and resolution of issues raised in Staff's August 25, 2006 Report, and to resolve concerns regarding the adequacy of the Environmental Impact Report. Members in the audience speaking in opposition of the applicant's request question the need for such a lengthy postponement and urge the Planning Commission to deny the project today.

**Action:** Riess – Miller

Postpone consideration of SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, TM 5239RPL<sup>4</sup>, AD 01-001, S01-077, SPA 03-006 until the meeting of December 15, 2006.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**GPA 06-005, Agenda Item 2:**

**2. General Plan Amendment (GPA) 06-005, Bullard Lane, Alpine Community Plan Area**

**Removal of the proposed right-of-way alignment for SC 1950, Bullard Lane, from the Circulation Element of the County General Plan. The alignment runs from its northern intersection at the Interstate 8 – Dunbar Lane exit and Viewside Lane to its southern link with Bridle Run to Harbison Canyon Road. The road is not currently constructed within this alignment.**

**Staff Presentation:** Gowens

**Proponent:** 3; **Opponents:** 0

**Discussion:**

Members of the audience voice much appreciation for Staff's efforts and encourage the Planning Commissioners to adopt Staff's recommendations.

**Action:** Miller – Kreitzer

Recommend that the Board of Supervisors:

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15061(b)(3) of the CEQA Guidelines as detailed in the Notice of Exemption dated August 1, 2006; and
2. Adopt the Resolution approving GPA 06-005.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**GPA 06-008, Agenda Item 3:**

**3. General Plan Amendment (GPA) 06-008, Update to the County of San Diego Noise Element, County-Wide**

**Proposed General Plan Amendment (GPA) to the County Noise Element. The GPA would serve to clarify language contained within the existing Noise Element Policy 4b pertaining to interior and exterior noise standards for noise sensitive land uses. The proposed language adds specificity to the County's interpretation of the Noise Element as it applies to land use projects. The update to the Noise Element provides more well-defined guidance for the protection of noise sensitive land uses, providing improved direction to Staff and county clients. The primary purpose of the Noise Element update is to better identify exterior noise sensitive areas. The Noise Element update provides for no change to the interior or exterior noise limits. Updates to the General Plan Noise Element would not affect the County Noise Ordinance, which pertains mainly to onsite generated noise sources. This is the first amendment to the noise Element for the year 2006.**

**Staff Presentation:** Farace

**Proponent:** 0; **Opponents:** 0

This Item is approved on consent.

**Action:** Beck – Riess

1. Find that the Planning Commission has reviewed and considered the Negative Declaration for GPA 06-008 dated June 29, 2006, on file with the Department of Planning and Land Use; and
2. Recommend that the Board of Supervisors adopt the Resolution approving GPA 06-008, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**SPA 03-002, R99-009,**  
**TM 5081RPL<sup>7</sup>, Agenda Item 4:**

**4. Shaw/Rancho Hills, Specific Plan Amendment (SPA) 03-002, Zone**  
**Reclassification R99-009, Tentative Map (TM) 5081RPL<sup>2</sup>, San Dieguito**

**Request to amend the Santa Fe Valley Specific Plan to allow minor changes to the boundary between residential Subareas V.2 and V.4, and Subarea V.5, which is designated for natural open space (OS-I). The result is an increase of approximately six acres in the area designated OS-I. In addition, the number of units allowed in Subarea V.2 is proposed to be decreased by five and the number allowed in Subarea V.4 is proposed to be increased by five. The project also includes a Zone Reclassification to change the existing zoning for residential areas to include the RR Use Regulations, a "1" Density Designator (one dwelling unit per acre), a "1-acre" Minimum Lot Area Designator, a "B" Building Type Designator, a "G" Height Designator and a "C" Setback Designator. The zoning for open space areas is proposed to be changed to include the S80 Use Regulations, a "0" Density Designator, a "100-acre" Minimum Lot Area Designator, a "A" Building Type Designator, a "G" height Designator and a "C" Setback Designator. A Tentative Map is proposed that will subdivide a 123.44-acre area into 37 residential lots, an open space lot, and nine access lots. The project site is north of the intersection of Four Gee Road and Camino Santa Fe in the easterly portion of the San Dieguito Community Plan Area.**

**Staff Presentation:** Stocks

**Proponent:** 7; **Opponents:** 0

**Discussion:**

The applicant's representatives and community residents urge the Planning Commission to approve this project, though concern is voiced about possible drainage impacts, the need for a maintenance agreement for Camino Santa Fe, and the condition of an existing wooden fence that serves as a barrier between this project site and an existing residential development. The applicant's representative indicates that Staff is requiring him to enter into a road maintenance agreement for Camino Santa Fe. In addition, he is willing to provide minor improvements to bring this road up to County road standards.

**SPA 03-002, R99-009,**  
**TM 5081RPL<sup>7</sup>, Agenda Item 4:**

The applicant's representative informs the Commission that the existing wooden fence will remain where it is presently located, and meetings will be held with neighboring property owners to determine how the fence can be made more secure. With respect to possible drainage problems, the applicant's representative does not believe Staff would recommend approval of this proposal if it did not comply with all County standards.

Commissioner Kreitzer notes that six of the proposed residences will be located on the ridgeline, making them highly visible. The applicant's representative acknowledges that this is true, but reminds the Planning Commission that many more homes were originally proposed to be located along the ridge. Most of those homes have been transferred to less visible areas. The Commissioners are also reminded that the "D" Designator on the property requires additional review of design impacts prior to development.

In response to questions from Commissioner Beck, Staff confirms that the project meets the requirements of the Resource Protection Ordinance and slopes greater than 25% will be designated open space. The open space will then be deeded to a conservancy. Staff explains that the project is technically exempt from being required to meet the guidelines of the Multiple Species Conservation Program (MSCP); however, Staff met with the wildlife agencies because there will be some very minor boundary adjustments and it was subsequently determined that the MSCP guidelines should be acknowledged. The resource agencies support the proposal, and Staff was not required to meet guidelines for edge effects though the applicant's representative believes they are addressed in the revised project.

The applicant's representative informs the Commissioners, in response to concerns raised by Commissioners Beck and Kreitzer, that fire buffer zones will be located within the development footprint, and paved fire safe areas will be provided. Commissioner Kreitzer notes that though the proposal has been approved by the Rancho Santa Fe Fire Protection District, the northern lots contain very steep slopes with virgin land that has not burned since the 1970s. Commissioner Beck shares Commissioner Kreitzer's concerns and questions whether prescriptive fire management has been considered for this area. The Fire District representative informs him that such an action has not been planned for this area, and reminds the Commissioners that controlled burns require environmental review. Commissioner Beck recommends that this land be considered a priority candidate for prescriptive fire management. The Fire District representative understands the Commission's concerns and concurs with Commissioner Beck's recommendations.

**SPA 03-002, R99-009,  
TM 5081RPL<sup>7</sup>, Agenda Item 4:**

**Action:** Riess – Miller

Find that the Planning Commission has reviewed and considered the information contained in the Final Environmental Impact Report (EIR) dated October 20, 1995, and the Addendum thereto dated May 11, 2006, both on file with the Department of Planning and Land Use, and recommend that the Board of Supervisors:

1. Adopt the Resolution approving SPA 03-002, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan;
2. Adopt the Ordinance changing the zoning classification of the Santa Fe Valley Specific Plan Area in the San Dieguito Community Area (ref. SPA 03-020, R99-009 and TM 5081RPL<sup>7</sup>; and
3. Adopt the Resolution approving TM 5081RPL<sup>7</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.
4. This area is to be made a high priority candidate for prescriptive fire management. Staff is to return to the Planning Commission with a strategy and a list of the agencies that must be involved to accomplish this.

**Discussion of the Action:**

Commissioner Kreitzer announces he will not support this Motion, as he remains extremely concerned about access to and from this site during emergencies, particularly fire.

Ayes:	6 -	Beck, Brooks, Day, Miller, Riess, Woods
Noes:	1 -	Kreitzer
Abstain:	0 -	None
Absent:	0 -	None



**TPM 20913, Agenda Item 5:**

**5. Wexler, Tentative Parcel Map (TPM) 20913, Pala-Pauma Subregional Plan Area**

**Appeal of the Director of Planning and Land Use's Decision approving TPM 20913. This appeal was filed by the Pauma Valley Country Club Ranchos Association. The applicant proposes to divide 5.2 gross acres into four parcels each measuring from 1.1 to 1.4 net acres. The Pauma Valley Country club Ranchos Homeowners Association (HOA) contends the project is in violation of the recorded Declaration of Covenants, Conditions and Restrictions (CC&Rs) governing the property and, therefore, approval of the map must be denied. Specifically, the HOA states Section 4 of the CC&Rs permits only one single-family residence per original lot: "Residence Lots 1 through 15 (Lots 12 and 13 of this TPM) shall be used for private residence purposes and shall not contain more than one single-family residence which shall be first class, single-story and private." Furthermore, the HOA claims the intent of the CC&Rs was to preserve first-class, single-family residences on the residence lots identified on Map 6790 and this proposed TPM attempts to split two of the residential lots into four separate lots, resulting in new lots that are at least 50% smaller than the other estate lots in the neighborhood. The project site is located on the south side of Luiseño Circle Drive.**

**Staff Presentation:** McCaffery

**Proponent:** 6; **Opponents:** 1

**Discussion:**

Neighboring property owners voice support of this proposal, and inform the Planning Commission that most of the residents attending the Homeowners Association meetings voted to change the CC&Rs to accommodate this project. Chairman Day reminds all in attendance today that CC&Rs are not within the Planning Commission's jurisdiction.

Commissioners Riess and Kreitzer are supportive of Staff's recommendations to approve this project. Commissioner Beck reminds everyone that, though the CC&Rs are not within the Commission's purview, they can certainly be taken into consideration. He is inclined, however, to support the proposal based on the testimony the Commission has received today.

**TPM 20913, Agenda Item 5:**

**Action:** Woods – Miller

Deny the appeal and adopt the Final Notice of Approval approving TPM 20913, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Subdivision Ordinance and the California Environmental Quality Act.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**P06-024, Agenda Item 6:**

**6. Cricket Communications, Major use Permit P06-024, Spring Valley Community Plan Area**

**Proposed Major Use Permit by Cricket Communications for an unmanned telecommunications facility. The applicant proposes replacing an existing baseball field stadium light with a modified pole measuring 70 feet tall, and a light with three antennas. The project site is located within the Sweetwater Lane County Park at 1312 Sweetwater Lane. The wireless equipment will consist of two equipment cabinets. The equipment facility will include an area 10 feet by 12 feet, and will be stealthed by matching the exterior of the equipment facility with the existing exterior of the utility power and trash enclosure.**

**Staff Presentation:** Ramaiya

**Proponent:** 1; **Opponents:** 0

This Item is approved on consent.

**Action:** Beck – Riess

Grant Major Use Permit P06-024, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**P57-013W<sup>4</sup>, Agenda Item 7:**

**7. Rancho Santa Fe Golf Club, Major Use Permit Modification P57-013W<sup>4</sup>, San Dieguito Community Plan Area**

**Proposed Major Use Permit Modification to remodel and expand two existing buildings located at the Rancho Santa Fe Golf Course Clubhouse. The main clubhouse will be remodeled and expanded by 2,658 square feet. The existing golf shop will be demolished and replaced with a players club measuring 11,750 square feet and a 6,330 square-foot lower level intended for maintenance and storage. The total square footage for the two buildings will increase from 23,070 to 41,118. A fire lane will be added to serve the south side of the existing main clubhouse and the proposed players club. The total amount of parking spaces will be reduced from 230 spaces to 228 to upgrade seven handicap spaces to current standards. A trellis is proposed at the entrance to the golf area spanning from the players clubhouse to the front of the main clubhouse at a minimum height of 13 feet, six inches at the fire lane. These changes are intended to improve the functionality for existing members and will not increase usage of or trips to the property. The project site is located at 5827 Via de la Cumbre, near the intersection of Avenida de Acacias.**

**Staff Presentation:** Ramaiya

**Proponent:** 0; **Opponents:** 0

This Item is approved on consent.

**Action:** Beck – Riess

Grant Major Use Permit Modification P57-013W<sup>4</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**TM 5146RPL<sup>2</sup>E, Agenda Item 7:**

**8. Rancho Cielo Expired Tentative Map (TM) 5146RPL<sup>2</sup>E, San Dieguito Community Plan Area**

**Request for administrative approval of an Expired Tentative Map for a previously approved subdivision. The Map proposes three lots on 14.13 acres located at the intersection of Paseo Esplanada and Via Ambiente.**

**Staff Presentation:** Sloan

**Proponent:** 0; **Opponents:** 0

This Item is approved on consent.

**Action:** Beck – Riess

Adopt the Decision of the Director of Planning and Land Use to approve an expired Map for Tentative Map 5146RPL<sup>2</sup>E.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**Administrative Items:**

**E. Director's Report:**

♦ **ORV Usage in Residential and Agricultural Zones (Farace):**

The Planning Commission has long voiced concerns about the impacts associated with the use of off-road vehicles (ORVs) in residential and agricultural zones. Following Staff's report, Commissioner Beck recommends that a subcommittee be established to discuss methods for addressing this issue. Commissioner Riess reminds the Commission that a tremendous amount of environmental damage is caused in the South Bay area by recreational vehicles. Chairman Day does not support formation of the subcommittee and recommends that the Planning Commission's concerns be forwarded to the Board of Supervisors.

**Action:** Woods – Beck

Commissioners Beck, Brooks and Woods will form a subcommittee with the goal of determining how best to address the impacts of ORV usage in residential and agricultural zones.

Ayes: 6 - Beck, Brooks, Kreitzer, Miller, Riess, Woods  
Noes: 1 - Day  
Abstain: 0 - None  
Absent: 0 - None

♦ **SR 76 Scenic Highway Designation (Gonzales):**

This issue has also been a concern of the Planning Commission's for a very long time, and was brought up again at the July 28, 2006 Planning Commission hearing on GP 2020.

**Action:** Beck – Woods

Staff is to forward a recommendation to CalTrans that consideration be given to designating SR 76 a Scenic Highway, as part of CalTrans' transportation improvements along the Corridor.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 0 - None

**Administrative:**

**F. Report on actions of Planning Commission's Subcommittees:**

There were none.

**G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

No Board of Supervisors' meetings are scheduled prior to the September 8, 2006 Planning Commission meeting.

**H. Discussion of correspondence received by the Planning Commission:**

There was none.

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**Department Report**

**H. Scheduled Meetings:**

September 8, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 22, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 6, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 20, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 3, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 17, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 1, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 15, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 29, 2006	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 11:55 a.m. to 9:00 a.m. on September 8, 2006 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.